

# Amaroo, 2/15 Proserpine Circuit

Position Perfect In Amaroo

A rare and unique property offering is available. 15 Prosperpine Circuit presents you with the opportunity to secure an excellent family property that is positioned in the highest possible location in Amaroo, chances like this don't come around too often.

Ideally placed just a few moments walk from the increasingly popular Amaroo shops precinct, schools, childcare, sporting, Yerrabi Pond and with easy access to arterial roads, this immaculate 4 bedroom family home has the balance of family living, convenience and location.

A thoughtful floorplan with a focus on functionality and family living includes 2 separate living areas. Formal living/dining positioned directly from the entry hall and a sunny spacious open plan kitchen that flows into a large family/casual dining area forming the central hub. The 4 bedrooms are all well-proportioned with the segregated master bedroom complemented with an ensuite and walk in robe.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4

2

2

**Auction**  
Sat 24th May @ 10:00AM

**View**  
Sat 3rd May @ 10:00AM - 10:30AM

**Contact**  
**Jason Pugh**  
0475 872 403  
jason.pugh@ljhdickson.com.au

EER ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



The garden is an easy care, low maintenance space that is perfect for growing & busy families. Front yard is well established with evergreen shrubs and an established tree lined screen. The rear garden is compact, it includes a large undercover entertaining area, offering you complete privacy.

If you are in the market for space, location and convenience, then this is a MUST SEE home.

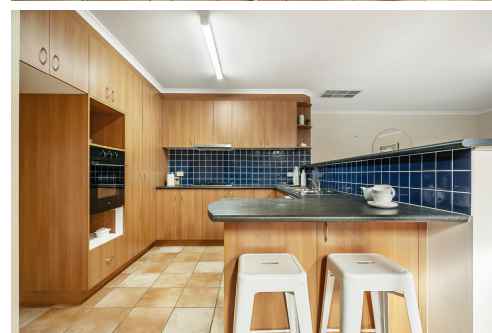
- 2 separate living areas
- 4 well-proportioned bedrooms
- Master bedroom with walk in robe and ensuite
- Functional kitchen with loads of cupboard and bench space
- Ducted gas heating
- Evaporative cooling
- Formal and informal living
- Under cover entertaining area
- Automatic garage doors
- Easy care gardens
- Convenient location at the very top of Amaroo
- Year Built: 2000
- Living Area: 160.45m2
- Land Size: 515m2

## More About this Property

<b>Property ID</b>	1HKMHJF92
<b>Property Type</b>	House
<b>House Size</b>	160 m <sup>2</sup>
<b>Land Area</b>	515 m <sup>2</sup>
<b>EER</b>	3.5

**Jason Pugh 0475 872 403**  
Registered Agent | [jason.pugh@ljhdickson.com.au](mailto:jason.pugh@ljhdickson.com.au)

**LJ Hooker Dickson (02) 6257 2111**  
36 Woolley Street, DICKSON ACT 2602  
[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



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